

EXHIBIT 4



Invoice Number: 2023-4.4

DATE: **5/9/2023**

TO: **Broadway South City Hospital**

FROM: Andrea Ferguson
2200 Washington Avenue
St. Louis, MO 63103
Phone: 314-300-4214
andrea.ferguson@TwainFinancial.com

RE: **Broadway South City Hospital Ground Lease**

<u>Due Date</u>	<u>Rent Period</u>	<u>Description</u>	<u>Amount</u>
1/1/2023	1/1/2023 - 3/31/2023	Q1.23 Base/Supplemental Rent	\$ 354,842.07
1/12/2023	1/1/2023 - 3/31/2023	Q1.23 Late Charge	\$ 21,290.52
4/1/2023	1/12/2023 - 3/31/2023	Additional Rent through 4/1/2023	\$ 11,904.51
4/7/2023	4/1/2023 - 4/11/2023	Additional Rent through 4/11/2023	\$ 1,841.84
4/1/2023	4/1/2023 - 6/30/2023	Q2.23 Base/Supplemental Rent	\$ 358,784.77
4/12/2023	4/1/2023 - 6/30/2023	Q2.23 Late Charge	\$ 44,919.82
5/9/2023	4/12/2023 - 5/09/2023	Additional Rent through 5/9/2023	\$ 8,860.90
Total payment due: \$			802,444.42

Wire Payments to:

Bank Name: U.S. Bank National Association
ABA Number: 091000022
Account Name: Structured Finance Wire Clearing
Account: 173103322058
Reference: Twain Funding II LLC Collection Acct 273761000

***Add additional rent if no payment is received by: 4/12/2023**

Late Charge	\$	44,919.82
Per diem additional rent (should be added for each additional day)	\$	328.18